

**MINUTES  
COLUMBUS PLAN COMMISSION  
WEDNESDAY FEBRUARY 4, 2004 AT 4:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
123 WASHINGTON STREET  
COLUMBUS, INDIANA**

**Members Present:** John DeLap, President, Shirley Todd, Steve Ruble, Dave Fisher, John Hatter, Mike Gillespie, Rob Kittle, Gary Nienaber, Patricia Zeigler and Jack Heaton.

**Members Absent:** Dave Bonnell.

**Staff Present:** Laura Thayer, Assistant Planning Director, Heather Pope, Sondra Bohn, Thom Weintraut, Tiffany Strait, Planning Department; Tom Finke, County Plan Commission liaison, and Eric Hayes, Deputy City Attorney.

**LIAISON REPORTS**

Written reports were received and discussed.

**CONSENT AGENDA**

Minutes of January 7, 2004 meeting.

Motion: Mr. Gillespie made a motion to approve the January 7, 2004 minutes. Mr. Nienaber seconded the motion and it carried unanimously.

**OLD BUSINESS REQUIRING COMMISSION ACTION**

**C/RZ-03-15 CITY OF COUMBUS BROWN & WATER REZONING:** A request initiated by the Plan Commission to rezone two lots totaling approximately 3 acres from SU-11 (Public Buildings and Uses) and I-2 (Medium Industrial) to B-3 (Central Business District). The lots are located on the northeast bank of the East Fork of the White River, south of the Second Street Bridge, near the intersection of Brown and Water Streets.

Mr. DeLap stated more discussion would be needed on this request. The City Council returned this to the Plan Commission as denied with a recommendation that an SU-11 zoning be considered. It is currently zoned I-2 and remains I-2 as a result of the denial of the Pan Commission request. He said the denial would stand and continue with an I-2 zoning. Mr. DeLap said this would allow more discussion to take place by policy-making persons in the community about what the future use of that property should be. He said that a new zoning request could be initiated for an SU-11. That zoning would require a site plan and at this time no one knows what would be located on the property. Mr. DeLap recommended that talks with the Mayor and City Council be initiated to try to decide what that property to be in the future.

Mr. Heaton asked what the issues were with the City Council.

Mr. Kittle stated that the concern was this property was owned by the City and what future

role it would have in development of the City. He said that the Council did not want to give up the option of changing the zoning without more discussion on how the property could be used in the future.

Mr. DeLap stated that this area could also become a part of the development for the new Waterfront Project and future recreational projects.

Mr. Fisher asked if the City reserved the right to sell the property. Mr. Hayes stated that the City could refuse a sale at anytime.

Mr. DeLap stated that this request would stand as is with the Council's denial.

### **NEW BUSINESS REQUIRING COMMISSION ACTION**

**MP-04-01, RESUBDIVISION OF CUMMINS ENGINE CO. INC, 14<sup>TH</sup> ST ADMINISTRATIVE SUBDIVISION**, By Cummins Engine Company, Inc. is a proposal to create 3 lots totaling 1.49 acres. The property is located on the northeast corner of the intersection of 14<sup>th</sup> Street and Hutchins Ave. in Columbus Township.

Ms. Strait presented the background information on this request.

Ms. Strait said the petitioners had some issues that needed to be discussed among them before they came before the commission regarding modification from sidewalks and configuration of the lots.

Mr. Orwic Johnson represented the petitioners. He requested a continuance of this plat until next month to discuss the sidewalk issues and possible revisions to the lots.

Motion: Mr. Ruble made a motion to continue this request. Mr. Heaton seconded the motion and it carried with a vote of 10-0.

### **DISCUSSION ITEMS**

None

### **REPORTS & RECOMMENDATIONS**

None

### **DIRECTOR'S REPORT**

Ms. Thayer had no report at this time.

**ADJOURNMENT: 4:20 P.M.**